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Wednesday, 8 May 2002

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**RECON: Real Estate Center Online News**

For 11 August 2000

**COMMISSIONERS TO CONSIDER ACCREDITATION RULE**

AUSTIN, Tex. -- Among agenda items for Monday's meeting of the Texas Real Estate Commission is a proposed rule change regarding accreditation of real estate education providers.

A recently adopted process sets Jan. 1, 2001, as the day accreditation for all existing schools expires. Each school must reapply for a five-year accreditation. At next week's meeting, commissioners will explore potential logistical problems involved with application reviews and approvals.

The TREC meeting begins at 9 a.m. in conference room 235 of TREC headquarters, 1101 Camino La Costa in Austin.

**SAN ANTONIO CITY CENTRE TO BE UNVEILED**

SAN ANTONIO, Tex. (Business Wire) -- San Fernando City Centre, a major restoration, renovation and expansion project in downtown San Antonio will be outlined at a press conference Aug. 16.

The project, made possible in part by a \$3 million grant from the SBC Foundation, is designed to accommodate the fast-growing community served by the Archdiocese of San Antonio and San Fernando Cathedral. The project includes a new community center, a Cathedral Centre and restoration of San Fernando Cathedral.

**ZALES BUYS PIERCING PAGODA**

DALLAS, Tex. (Business Wire) -- Zale corporation is buying Piercing Pagoda for \$21.50 per share in cash. The offer is subject to approval by Piercing Pagoda stockholders.

Zale operates 1,390 retail jewelry stores. Piercing Pagoda has more than 940 outlets.

**LAREDO VOTERS TO DECIDE ON ARENA**

LAREDO, Tex. -- Voters here go to the polls tomorrow to decide whether to raise sales taxes by one-fourth of a cent to build a \$35.5 million arena to serve as the home for a minor league ice hockey team and host concerts, rodeos and ice shows.

For more information, go to  
<http://web.archive.org/web/20000815095134/http://www.caller.com/>

**UNIVERSITY FACILITY COMPLETED**

SAN ANTONIO, Tex. -- Clark Contractors have completed a \$16 million research facility at the University of Texas Health Center. The facility includes a four-level laboratory building with a library and a one-story common building that will feature a 200-seat telecommunications conference center.

For more information, go to

<http://web.archive.org/web/20000815095134/http://www.bizjournals.com/sanantonio>.

### **HIGH-TECH, DOWNTOWN**

AUSTIN, Tex. -- Partnerware Inc. tripled its space when it moved into 17,000 square feet at Wells Fargo Tower, formerly First State Bank. Company employment is expected to reach 100 by year's end.

CollegeHire Inc. also moved downtown to 4,000 square feet at 200 E. Sixth Street. Company officials wanted to be closer to the University of Texas.

For more information, go to  
<http://web.archive.org/web/20000815095134/http://www.bizjournals.com/austin>.

### **MINORITIES BUYING MORE HOMES**

SAN ANTONIO, Tex. -- African-Americans and Latinos led homebuying growth in San Antonio in 1999, surpassing Anglos and national averages. The San Antonio growth is part of a national trend that shows ethnic minorities making gains in homebuying, although they are still a long way from buying at levels proportionate to their populations.

Latinos bought 3,876 houses through banks in the San Antonio region last year, up 25.3 percent from 3,093 in 1998. African-Americans bought 26.9 percent more homes.

For more information, go to  
<http://web.archive.org/web/20000815095134/http://www.mysanantonio.com/>.

### **ROCK HOTEL FALLS AFTER 112 YEARS**

BAIRD, Tex. -- A demolition crew began pushing down the walls of The Rock Hotel on Wednesday. The old hotel served as a stopover for railroad crews and passengers during the railroading heyday in Baird, the antique capital of West Texas.

For more information, go to  
<http://web.archive.org/web/20000815095134/http://www.reporternews.com/>.

### **27-STORY TOWER PLANNED**

HOUSTON, Tex. -- Crescent Real Estate Equities will construct Five Houston Center, a 570,000-square-foot, 27-story office tower in downtown Houston. The building is scheduled to open in 2002. The Ernst & Young accounting firm has signed a ten-year lease for approximately 127,000 square feet.

For more information, go to  
<http://web.archive.org/web/20000815095134/http://www.chron.com/>.

### **INTESYS TO OPEN REGIONAL HUB**

FORT WORTH, Tex. -- (Business Wire) -- InteSys Technologies has leased 84,000 square feet at Hillwood's Alliance development in North Texas. The company will use its space at Alliance to house the headquarters and manufacturing facility for its Nokia division.

### **CENTER WEB SITES PASSES 444,000-PAGE VIEW MARK**

COLLEGE STATION, Tex. -- Page views on the Real Estate Center's web site totaled 444,602 for July, soaring past the previous record of 338,733 set the previous month.

It features more than 5,500 real estate links categorized in some 50 topics. Recently employment and unemployment data for 2,900 U.S. cities and towns were added. The

site now has 19,250 pages of real estate news, information and statistics.

### **AD VALOREM TAXATION SEMINAR THIS MONTH**

14th Annual Legal Seminar on Ad Valorem Taxation

WHEN: Aug. 30-Sept. 1

WHERE: Westin Riverwalk Hotel, San Antonio. (Reservations should be made by Aug. 9.)

COST: \$285 in advance, \$315 at the door

Program topics: How Case Law Shapes Legislation, Delinquent Tax and Collection Issues, Bankruptcy, Conflicts of Interest, Developing Split on 25.25(c)(3) Issues, Challenges on Expert Witnesses, Intangible Issues, Impact of Value Reductions on Public School Financing, Deregulation, Water Rights, Malpractice Avoidance, Pending Appellate Cases and more.

### **COMMERCIAL REAL ESTATE COURSE**

WHEN: Oct. 12-13

WHERE: South Texas College of Law, Houston

COST: \$125 for members of sponsoring organizations, \$175 for other brokers and \$200 for practicing lawyers. After Sept. 25, fees increase \$50. Tuition includes breakfasts, lunches, refreshments and course materials.

Sponsoring organizations for the Commercial Real Estate Course are: Houston Association of Realtors Commercial Division, Houston/Gulf Coast CCIM Chapter, Society of Industrial & Office Realtors, Houston Office Leasing Brokers Association, National Association of Industrial & Office Parks and Commercial Real Estate Women.

### **SEMINAR ON VALUING OIL AND GAS PROPERTIES FOR AD VALOREM TAXATION**

WHEN: Nov. 6, 7 and 8

WHERE: Westin Riverwalk Hotel, San Antonio

COST: \$400 in advance, \$430 at door.

For hotel reservations at the Westin, call 210-224-6500. Rooms are \$125 per night.

For information or registration, contact the Center's Registrar Margaret Benedict at 979-845-9691.

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# REALTY TIMES

## FRIDAY

April 7, 2000

Real Estate News And Advice

AGENTS

HOUSES

APARTMENTS

MORTGAGES

Updated 07:35 AM CDT

Feature Stories

### Automation Association Seeks Broadband Wiring For Homes

If it's up to the FCC, your "smart" home could be a little, well, retarded. The Home Automation Association is lobbying the FCC to improve it's new minimum requirements for inside telephone wiring so home owners can pipe in all the broadband data they need. [FULL STORY->](#)

### Rocks of Ages: A Natural Choice For New Homes

Marble, limestone, slate, travertine, granite. These surfaces are everywhere in new homes these days, from countertops to entry foyers, around fireplaces, in bathrooms and in kitchens, as wall accents in formal living spaces and underfoot on elegant patios. [FULL STORY->](#)

### Approving Appraisers: Why Lenders Require It

If your home purchase sailed through the appraisal and lending process without a hitch, you might not have known (nor cared) that the appraiser sent to appraise the home had to first be approved by the lender. [FULL STORY->](#)

### Survey Shows 'Wired' Homes Expect More From Their Energy Providers

With on-line shopping on the increase in U.S. households, a new national survey finds more consumers interested in dealing with their energy suppliers over

## Mortgage RAATES

### Mortgage Rates Dive

30 yr fixed: 7.89%

15 yr fixed: 7.56%

1 yr adj: 6.64%

30 yr jumbo: 8.22%

A better way to get a home loan.

## Real Estate GUIDE

Find the answer here in this extensive collection of the hows, whys, wheres, and whats of real estate.

For Buyers

For Sellers

## News BRIEFS

[Your Credit Score -- Come and Get It!](#)

[And Now, The 40-year Mortgage](#)

[HomeSeekers Acquisition Expected to Have Meaningful Revenue Impact](#)

[You Can Counteract Rising Interest Rates, Here's How](#)

[Banks Let Spin-offs Gouge Prime Customers](#)

[7 Ways To Sidestep Rising Interest Rates](#)

[How Mortgage Lenders Decide Yes or No](#)

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NEW HOMES

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COMPANIES

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Who Really Benefits  
From Mrtg. Life  
Insurance?

the Internet. Representing a threat to utility market share -- one in five of these customers say they will shop on-line for a new energy provider. [FULL STORY->](#)

Perfect Mortgages  
For Imperfect People

Make The New  
Mortgage Limits Work  
For You

Is a 'Clinton  
Mortgage' For You?

Mortgage Rate  
Locks: Choose  
Carefully

Reverse Mortgages:  
Seniors Cashing In

The Fine Print On  
Mortgages

Watch For Arcane  
Language When You  
Buy a Home

Mtg. Hunting? 7  
Ways to Cut Costs  
Now

### **Protections Of Personal Property Information Not Close**

There is good news and bad news for consumers worried about the amount of data being collected about them in their real estate transactions: The good news is there is a national task force at work to determine just how much of that data should be made available to the public. [FULL STORY->](#)

### **Headlines**

### **Renting Versus Buying: Pros and Cons**

Thanks to the success of the multifamily housing industry, renters no longer have to resign themselves to cookie-cutter accommodations until the dream of homeownership is within their reach -- that is, if they ever choose to reach for it. [FULL STORY->](#)

### **Working Stiffs Eligible For New, Fast Amortization Loan**

A new low down payment mortgage with speedier amortization, automatic paycheck deductions and flexible underwriting terms is designed to build equity faster and save borrowers tens of thousands of dollars over the life of the loan. [FULL STORY->](#)

### **E-LOAN Screams Foul on Fair Isaac's No- tell Credit Scoring Policy**

Credit reporting is an industry that has been long overdue for an overhaul. Now the credit scoring company Fair Isaac Co, (FICO) is strongarming the credit bureaus not to share credit scoring information with companies who intend to pass along the data to their consumers. [FULL STORY->](#)

### **Toxic Mold Does Not Appear To Be A Large Threat**

In the last few months, we have heard bizarre reports of people becoming unusually sick after exposure to some apparently new fangled mold. At least "new" from our vantage; this super-mold has probably been around for years, but everyone is first talking about it now. [FULL STORY->](#)

### **Move Over, DJIA, Make Room For the NAREIT Index**

## **COLUMNISTS**

Dena Amoruso  
Gary Edwards  
Blanche Evans  
Sandy Gadow  
Stuart Lieberman  
Peter Miller  
Broderick Perkins  
Courtney Ronan  
Lew Sichelman  
Richard Thompson  
PJ Wade

The NAR  
Perspective

MLS News

The National Association of Real Estate Investment Trusts has undertaken a new strategy to promote ownership of real estate equities. NAREIT is introducing a supplemental index, one that has a much better chance of demonstrating positive return on investment. [FULL STORY->](#)

### **Legislation Will Speed Hearings Against Illegal Government Takebacks**

Legislation has cleared the House that would speed up the judicial system in cases in which property owners believe the government has taken their land illegally. [FULL STORY->](#)

### **REALTORS Can Become Advisor And Resource When Buying A Newly Constructed Home**

There is much written and said about listing agents and what their perceived and required responsibilities may be in the sale of an existing home, but not much said about what an agent representing a buyer in a newly-constructed home purchase could offer. [FULL STORY->](#)

### **Water Damage: Tips for Homeowners**

As Fort Worth, Texas, so dramatically illustrated last week, 'tis the season for unpredictable and often ferocious storms that leave homes battered. Water damage is often the result of these springtime storms. [FULL STORY->](#)

### **Home Equity Loans Bite Homeowner Associations**

There is a "vicious dog" that threatens unwary homeowner associations. It's called the "Home Equity Loan". It doesn't even belong to the association but the community homeowners. It looks pleasant enough and promises never to bite. [FULL STORY->](#)

### **Federal Task Force Sets Cross Hairs On Predatory Lending**

Just weeks after Consumers Union told the Feds to shut up and put up more protections against predatory subprime lending, the U.S. Department of Housing and Urban Development convened a national task force designed to end the practice. [FULL STORY->](#)

### **Prime Retail, Inc. Disappoints Market Expectations**

Prime Retail, Inc., tried to delay the inevitable. An owner, operator and a developer of outlet centers, Prime announced its less-than-stellar operating results last Friday night, hoping that would keep its miserable performance out of investors' line of site. [FULL STORY->](#)

### **New Investment Opportunity in Overseas Housing**

Since 1971, the Overseas Private Investment Corp. has

supported some \$130 billion worth of foreign investments that will generate an estimated \$61 billion in U.S. exports. Now the self-sustaining, federally sponsored agency is turning its eye toward housing markets worldwide.  
[FULL STORY->](#)

[Kaplan To Launch Online Real Estate University](#)

[Behind The E-conomy Facade](#)

[If You're Considering Backing Out of The Sale](#)

[Crested Butte: 'The Last Great Colorado Ski Town'](#)

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[Childproofing Your Home](#)

[How Safe Is Your Swimming Pool?](#)

[Summer Sublease Perfect for College Students](#)

[What Is An Attorney's Opinion Of Title?](#)

[Taking a Model Home Tour From The Comfort of Home](#)

[Californians Trading Equity For Stocks](#)

### *Readers' Choice*

[PMI Uncloaked: How It Really Works](#)

[Sparkling Pools And New Homes](#)

[Why Pre-qualification and Pre-approval Helps Your Home Search](#)

[Does My Life Fit Into This House?](#)

[Home Sweet Home: Shelter From Taxes](#)

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